

Bryan County Board of Commissioners – December 14, 2021

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, December 14, 2021, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Andrew Johnson, Commissioner Dallas Daniel, Commissioner Noah Covington, Commissioner Gene Wallace and Commissioner Wade Price. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson, and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order at 5:30 p.m. Chairman Infinger gave the invocation, everyone joined in the Pledge of Allegiance and visitors were recognized.

A motion was made by Wade Price to approve the agenda as presented. Noah Covington seconded the motion, with the details added that the Executive Session would be for litigation and personnel matters. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Wade Price to approve the minutes of the November 2021 meetings as presented. Motion carried unanimously.

A motion was made by Andrew Johnson and seconded by Gene Wallace to approve the Consent Agenda. Motion carried unanimously.

Clint Mueller with ACCG presented an award to State Representative **Ron Stephens**, in recognition of House Bill 317.

A motion was made by Noah Covington and seconded by Wade Price to close the regular meeting and go into the Public Hearing. Motion carried unanimously.

Amanda Clement met with the Commissioners on the following Public Hearing Items.

* Z#250-21 Coleman Company, LLC - Second Reading of an Ordinance to Amend the Zoning Map for parcel #0471001- **Greg Coleman**, Applicant was available for questions; **Rick Gardner**, 140 Bea Road spoke asking the county not to invest more money in studies of the traffic problems; **Cliff Finley**, 24 Bea Road, spoke in opposition to the project; **Anthony Beasley**, 110 Bea Road, spoke and informed that he is no longer in full opposition to the project, but is hesitant to encourage the project because of the traffic problems.

* Andrew McCumber, South Georgia Property Management, 2nd Reading of an Ordinance to Amend the Official Zoning Map - **Harron Lee**, Country Heritage Homes, was available for any questions. There was no one present to speak in favor or opposition to the project.

* Andrew McCumber, South Georgia Property Management, Sketch/Preliminary Plat - There was no one present to speak in favor or opposition to the project.

A motion was made by Andrew Johnson and seconded by Gene Wallace to close the Public Hearing and return to the regular meeting. Motion carried unanimously.

* **Andrew McCumber, South Georgia Property Management, 2nd Reading of an Ordinance to Amend the Official Zoning Map** – Case Z#250-21, Coastal Highway LLC, requesting a rezoning for approximately 45.97 acres located on Highway 17. The property is currently zoned “B-2” General Commercial and “RR-1” Rural Residential and they are requesting “B-2” General Commercial and “R-M” Multi-family Residential. The rezoning is being requested for the use of a Commercial/Townhome

Development. PIN#0471-001. A motion was made by Dallas Daniel and seconded by Andrew Johnson to approve Z#250-21 Ordinance Amendment request for PIN# 0471-001, with the added condition of a 100-foot buffer along the Bea Road portion of the development. Commissioner Wallace opposed. Vote 4:1, motion carried.

* **Andrew McCumber, South Georgia Property Management, 2nd Reading of an Ordinance to Amend the Official Zoning Map** -Case Z#253-21, Andrew McCumber, requesting the rezoning of an 8.18-acre portion of a 27.24-acre tract of land located on Wilma Edwards Road, PIN# 024-030. The applicant is requesting the property be rezoned to the "RR-1.5", Rural Residential District, from its current "A-5", Agricultural District zoning. The applicant is seeking the rezoning to "RR-1.5" Rural Residential for four new single-family lots. A motion was made by Noah Covington and seconded by Wade to approve Case Z#253-21 for the rezoning of PIN# 024-030 from "A-5" Agricultural to "RR-1.5" Rural Residential RR-1.5. Motion carried unanimously.

* **Andrew McCumber, South Georgia Property Management, Sketch/Preliminary Plat** - Andrew McCumber, South Georgia Property Management, requesting a Sketch Plat approval to establish six (6) single-family home lots from a 27.24-acre tract of land located on Wilma Edwards Road, Ellabell. Parent PIN # 024-030. The applicant is seeking a rezoning to "RR-1.5" Rural Residential, under an associated application, for an 8.18-acre portion of the 27.24-acre tract of land. The remaining portion of the property is to remain "A-5" Agricultural. If rezoned, the applicant intends to subdivide the 8.18 acres into four (4) new lots measuring 2± acres each, and subdivide the remaining acreage into two (2) lots measuring 13.67 acres and 5.39 acres, for a total of six (6) lots. A motion was made by Noah Covington and seconded by Wade Price to approve the Sketch Plat, with the following conditions: 1. The property owner must file an application with the County's Public Health Department for final review and approval of the use of individual septic systems. Public Health approval will need to be obtained prior to the recording of the final plat. 2. A final plat, following the County's Plat Requirement checklist, will need to be submitted for final execution and recording. Motion carried unanimously.

Amanda Clement and Sara Farr-Newman met with the Commissioners on Non-Public Hearing Items.

* **Chesterfield, LLC, Request for a Reduction in Buffer Requirement** - The Board of Commissioners approved the rezoning of parcels 029-023, 033-028-01, and 029-023-01 ("Blitchton Timberlands Tract") to the "I-2" General Industrial Zoning District on January 12, 2021. Chesterfield LLC is purchasing all three parcels (815+/- acres) and intends on developing the property as an industrial development to be known as the Georgia International Commerce Centre. The property has frontage along US Hwy 80. Under Section 114-629(c)(1)(b) of the Unified Development Ordinance, industrial developments on arterial roadways are required to maintain a 50' wide buffer. When a utility easement exists along the property line, a "by-right" reduction can be granted equal to the width of the easement or twenty-five percent of the required buffer width, whichever is less (Section 114-630(c)(3)(b)). In the case of this tract, there will be a 30' wide exclusive utility easement dedicated to Bryan County; therefore, a twenty-five percent reduction to the required 50' wide buffer (12.5') has already been granted resulting in a 37.5' wide buffer being required. With this request, Chesterfield, LLC is requesting an additional buffer reduction to reduce the 37.5' buffer to 28.5' in accordance with Section 114-629(c)(2) of the UDO. A motion was made by Noah Covington and seconded by Wade Price to approve the request for a reduction in the buffer requirements, with the following conditions: 1. The planting requirements for the 28.5' buffer must comply with the minimum buffer planting requirements for a 30' wide buffer, as is shown in Exhibit 630

of the Unified Development Ordinance (UDO). This will require a minimum of two (2) large canopy trees, two (2) medium canopy trees, two (2) small canopy trees, and six (6) shrubs, per 100 linear feet of buffer. In addition to the required minimum buffer planting requirements, it is expected that additional ornamental plantings will be included in order to enhance the overall appearance of the buffer as represented in the illustrative concept plan that was prepared by Thomas & Hutton on behalf of Chesterfield, LLC, dated December 7, 2021. 2. A separate application for any minor modification to the width of the buffer must be submitted in accordance with Section 114-417(c)(2) of the Unified Development Ordinance (UDO) and comply with said standards. Motion carried unanimously.

Commissioner Andrew Johnson excused himself from the meeting.

*** Larry Galbreath, 1st Reading of an Ordinance to Amend the Official Zoning Map** - Case Z#254-21, Larry Galbreath, requesting the rezoning of an approximately 20.70-acre tract of land fronting Highway 144, PIN# 063-073. The applicant is requesting the property be rezoned to the "RR-2.5", Rural Residential District, from its current "A-5", Agricultural District zoning. The applicant is seeking the rezoning to "RR-2.5" Rural Residential for three new single family lots accessed via private road. This ordinance is being presented for a first reading only, with no official action to be taken. The item will be scheduled for a Public Hearing with the Planning and Zoning Commission on December 21st, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on January 11, 2022.

Ben Taylor, County Administrator, met with the board on several issues.

*** Adoption of the 2022 Bryan County Annual Budget** - Each year, the County is required by state law to adopt a budget to include revenues and expenditures by departments for the following year. Staff has worked hard over the past several months coordinating with all managers and directors to develop a balanced budget that continues to allow Bryan County to provide outstanding services and resources that will meet the needs of our continuously growing community. A motion was made by Gene Wallace and seconded by Noah Covington to Adopt the 2022 Bryan County Annual Budget and all fee schedules as presented. Vote 4:0, motion carried unanimously.

*** LVAP Funding Recommendation**- Staff recommends approval of the recommendations from the Bryan County LVAP Advisory Committee for the 1st 6 months of funding for 2022 to be disbursed to the following approved agencies based on the percentages (%) listed below. The funding recommendations, which are based on our new proposed formula, will be implemented for the 1st 6 months of collections of the 5% add-on fees for 2022. To recap, this allocation formula, which was recommended by Judge Balbo, takes out any subjectivity or biases and is based on the certified number of Bryan County residents served which were reported and certified to the CJCC. This new funding allocation is based on the ratio of the number of Bryan County residents served by each agency. For the 1st 6 months of 2022 the 2020 numbers reported to CJCC will be used (since the 2021 reports will not be available until the 1st Quarter of 2022). Then for the last 6 months of 2022, the 2021 ratios will be used for the new funding allocations. A motion was made by Wade Price and seconded by Noah Covington to authorizing the County staff to fund the recommended agencies at the recommended %'s for the 1st 6 months of 2022. Vote 4:0, motion carried unanimously.

*** Senior Management 401A Plan** - Last year the Commission approved a resolution for a Senior Management 401A plan with ACCG. This allowed the County Administrator and Sr. Staff of Bryan County to receive a 3% contribution to a 401A plan each year through ACCG. As you recall, this would allow Bryan County to stay competitive for talent with other counties and cities such as Ben Hill, City of Albany,

Colquitt, Dawson, Dougherty, Douglas, Lee, Macon-Bibb, Marion, Spalding, Sumter, Tift, and Wayne. A motion and was made by Noah Covington and seconded by Gene Wallace to authorize Funding for the Senior Management 401A Plan. Vote 4:0, motion carried unanimously.

* **COVID 19 Employee Vaccine Incentive Authorization** – In order to help combat the Covid-19 pandemic, Bryan County initially offered \$100 gift cards for all Employees and Elected Officials to get their Covid-19 vaccine. After surveying other counties who offered higher bonuses and had better results with vaccination rates, Bryan County would like to offer an extra \$500 bonus for Employees and Elected Officials who get their Covid-19 “Booster” shot to help protect from any of the new variants and to ensure the Continuity of Government. All bonus money is ARPA (American Rescue Plan Act) Fund eligible and will be paid from these funds, if approved. A motion that was made by Wade Price and seconded by Dallas Daniel authorizing the County Administrator to pay \$500 bonuses to Employees and Elected Officials who get their Covid-19 “Booster” shot. Vote 4:0, motion carried unanimously.

* **Enterprise fleet Management / Financing Agreement-** Staff and Sheriff would like to enter into a Fleet Management Contract with Enterprise Fleet. This fleet management contract would allow the Sheriff’s Office greater access to a larger variety of vehicles, while still utilizing government discounts. This is especially useful during these trying times of vehicle shortages due to supply chain disruptions and Covid. Enterprise Fleet Management also gives the Sheriff access to more tools such as GPS tracking devices, mileage reports, and fuel efficiency reports to better manage his fleet as well as to track his patrol officers at all times for safety. Enterprise Fleet has been competitively bid through Sourcewell and offers Sourcewell pricing to Government Agencies in the State of Georgia. A motion and was made by Gene Wallace and seconded by Wade Price authorizing Staff and the Sheriff to enter into a contract with Enterprise Fleet for the Sheriff’s Office. Vote 4:0, motion carried unanimously.

* **FEMA Assistance to Firefighters Grant Submittal Authorization-** The Fiscal Year (FY) 2021 Assistance to Firefighters Grant (AFG) Program is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency’s (FEMA’s) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The AFG Program provides financial assistance directly to eligible fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTAs) for critical training and equipment. Bryan County Emergency Services would like to submit the 2021 Assistance to Firefighters Grant application to be utilized for the purchase of an aerial apparatus vehicle (ladder truck) with a 100 ft platform, 1500gpm pump and a 500-gallon tank. The total purchase cost is \$1,147,896. The grant submittal is due by December 17, 2021. If awarded the grant the county’s match would be \$104,354.18 with federal funds totaling \$1,043,541.82. A motion was made by Dallas Daniel and was seconded by Gene Wallace to authorize staff to approve the resolution and submit the FY 2021 Assistance to Firefighters Grant Application. Vote 4:0, motion carried unanimously.

* **Local Delegation Adopt New Commission District Boundaries for Bryan County-** Every ten years, following the results of the decennial census, counties are required redraw Commission District boundaries to account for shifts in the population. Bryan County retained the firm of Taylor English Duma to assist in the creation of new Commission District boundaries. As of the 2020 Census, the ideal size of each district increased to a population of 8,947. The attached maps demonstrate the new proposed districts. Upon approval of this resolution, maps will be submitted to Representative Ron Stephens for sponsorship and submission to the Legislative and Congressional Reapportionment Office for approval.

Representative Stephens will also facilitate the passage and adoption of the plan into law by the Georgia General Assembly so that they may be used for the 2022 elections. A motion was made by Noah Covington and seconded by Dallas Daniel approving the Resolution Requesting the Local Delegation to Adopt New Commission District Boundaries for Bryan County. Vote 4:0, motion carried unanimously.

* **Belfast Keller Road Corridor** - Per the Service Delivery Strategy (“SDS”) between Bryan County, the City of Richmond Hill, and the City of Pembroke, Bryan County owns and maintains Belfast Keller Road. Due to proposed and anticipated development located with the municipal boundary of Richmond Hill, Bryan County has commenced planning for the necessary and proper improvements to Belfast Keller Road in order to maintain the existing Level of Service (“LOS”). These improvements will require significant financial commitments, and Bryan County will require developers/property owners to contribute their proportionate and fair share for these improvements. The most appropriate mechanism for these contributions will be through Development Agreement(s). A motion was made by Gene Wallace and seconded by Wade Price to approve a Resolution authorizing the Consideration and Preparation of an Appropriate Development Agreement or Agreements for the Belfast Keller Road Corridor. Vote 4:0, motion carried unanimously.

* **Purchase of Regional Force Main Pipe**- In conjunction with obligations as outlined in the Sewer Service Agreement entered into with the City of Savannah on December 8, 2020, Thomas & Hutton has been engaged in the design and permitting of the proposed regional force main that will provide the sewer connection between Bryan County and the City of Savannah. Due to impacts from the COVID pandemic the purchase of PVC pipe has become extremely difficult due to long lead times and escalating prices. In order to offset some of the long lead-time associated with these purchases an RFP was advertised for the purchase of PVC pipe by the County prior to the award of the actual construction contract. Bids were received on November 30, 2021 and subsequently evaluated by Thomas & Hutton. A motion was made by Gene Wallace and seconded by Noah Covington to motion to approve and award the pre-purchase of force main pipe and fittings for the I-16 Regional Water & Sewer Material Procurement Bid as per the recommendation as presented. Vote 4:0, motion carried unanimously.

* **Purchase of Argos Property**- In conjunction with obligations as outlined in the Sewer Service Agreement entered into with the City of Savannah on December 8, 2020, and as part of the County’s ongoing commitment to provide additional sewer capacity for the North Bryan region including the Bryan County Development Authority, North Bryan IDR, US 280 Mega-site, and surrounding areas, it was necessary to plan for and identify an ideal location for the construction of a Water Reclamation Facility (WRF). As part of that planning effort Thomas & Hutton was engaged to evaluate several sites that would be centrally located to all of the proposed sewer improvements integral to the operations of the future sewer collection and treatment systems. As a result of the evaluation the Argos property located adjacent to the current County sewer treatment facility and spray field was identified to be the most beneficial location for the WRF. As such an appraisal of the property was obtained and found to be consistent with the purchase price of \$485,000 as offered by Argos Ready Mix, LLC for the property. A motion was made by Noah Covington and seconded by Wade Price to Approve the purchase of the Argos property as recommended in the amount of \$485,000 and authorize the County Attorney and staff to execute all necessary documents in order to close on the property. Vote 4:0, motion carried unanimously.

* **Second Amendment Resolution**- A resolution in support of the Second Amendment of the Constitution of the United States, and the County's pledge to protect the rights of its citizens by disallowing the allocation of funds to any organization that would hinder that right. A motion was made by Gene Wallace and seconded by Wade Price to Adopt the Resolution in support of the Second Amendment of the Constitution of the United States. Vote 4:0, motion carried unanimously.

* **Appointments to the Bryan County Board of Elections and Registration**- Jean Iaderosa and BJ Clark are vacating their terms as members of the Board of Elections and Registration. A motion was made by Noah Covington and seconded by Dallas Daniel to table the decision until the January 2022 meeting. Vote 4:0, motion carried unanimously.

A motion was made by Noah Covington and seconded by Wade Price to go into Executive Session to discuss litigation and personnel. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Dallas Daniel to return to the regular meeting. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Gene Wallace to adjourn. Motion carried unanimously.

The meeting was adjourned at 8:28 p.m.